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**CITY COUNCIL
COMMUNICATION:**

ITEM _____

00-455

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

AGENDA:

OCTOBER 2, 2000

SUBJECT:

CONTRACT FOR
NONSTRUCTURAL
SALVAGE AT 208
11TH STREET

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JIM GRANT
DIRECTOR
COMMUNITY
DEVELOPMENT

SYNOPSIS -

This contract will allow Community Housing Development Corporation, a non-profit housing corporation, to salvage structural elements, including doors, trim, light fixtures and moldings from the Tours Apartments at 208 11th Street for use in rehabilitation of housing for low-moderate income persons.

FISCAL IMPACT -

None

RECOMMENDATION-

Approval.

BACKGROUND-

Community Housing and Development Corporation (CHDC) is a non-profit corporation in the business of rehabilitating residential property for low and moderate-income housing. The agency frequently uses federal HOME funds administered by the City of Des Moines for rehabilitation costs. The renovated homes generally do not sell for the cost of the renovation and the cost is subsidized by the federal HOME dollars.

The properties rehabilitated by CHDC are often in extremely poor condition, lacking much of the interior trim including doors and moldings. CHDC is constantly trying to find salvage material to keep the costs of the rehabilitation lower thus requiring less subsidy and making the homes more affordable to low income persons. The renovations are also more historically accurate when using salvage material.

The City currently owns the Tours Apartments at 208 11th Street and has plans to demolish the structure for the Allied project. The building has many reusable interior doors, lengths of molding, and a few built-ins. Demolition contractors do not generally salvage this

type of material because of the time involved in saving and disposing of the material.

CHDC would be willing to salvage the material within the Tours for reuse in their renovation projects. Crest Construction, the construction arm of CHDC, has insurance on file with the City of Des Moines and has completed many successful single family renovations funded by federal HOME funds. The salvage agreement would result in a double benefit of lower rehabilitation costs and less material going to the landfill.

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